Minutes City of Loma Linda

Community Development

Planning Commission

The regular meeting of the Planning Commission was called to order by Vice Chairman Uber-Zak at 7:06 p.m., Wednesday, August 3, 2011, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present:	Lori Uber-Zak, Vice-Chairman Miguel Rojas John Lenart
Commissioner Absent:	John Nichols, Chairman Carolyn Palmieri
Staff Present:	Allan Penaflorida, Assistant Planner Diane Robbins, Deputy City Attorney

Vice Chairman Uber-Zak led the Pledge of Allegiance. No items were added or deleted; no public participation comments were offered upon invitation of the Chairman.

New Items

PC-11-29 - CONDITIONAL USE PERMIT (CUP) NO. 11-84 - (PUBLIC HEARING) – A request to construct a 65–foot high, wireless cell tower and to install related ground equipment on a 900 square foot lease area on the south side of an existing storage facility, which is located at 26419 Barton Road.

Vice Chairman Uber-Zak opened the public hearing. Planner Penaflorida stated that the applicant requested a continuance due to concerns with the conditions of approval that had not been resolved. Staff recommended continuing the public hearing to the September 7 meeting. No testimony was offered.

> **Motion by Rojas, seconded by Lenart and carried to continue the Public Hearing for Conditional Use Permit (CUP) No. 11-84 to the regular meeting of September 7, 2011. Nichols and Palmieri absent.**

PC-11-30 – GENERAL PLAN AMENDMENT (GPA) NO. 11-07, ZONE CHANGE (ZC) NO. 11-08, TENTATIVE PARCEL MAP (TPM) NO. 11-92 AND PRECISE PLAN OF DESIGN (PPD) NO. 11-09 - (PUBLIC HEARING)

Planner Penaflorida presented the report into evidence and stated that the proposal was to expand an existing 83-bed skilled nursing facility that would include the construction of a 34,308 square foot, two story, 46 unit (53-bed) assisted living residence with a secured memory care unit for up to 28 residents. The proposed GPA would change the existing land use designation from High Density Residential to Healthcare, and the proposed zone change would change the existing zoning from Multiple-Family (R-3) to Institutional. The Parcel Map would merge the existing project site with the adjacent site to the west to create one parcel totaling three acres, thereby eliminating hot-spot zoning. The project site is located at 25383 Cole Street in a Multiple-Family Residence (R-3) Zone. He presented a PowerPoint

presentation that showed the vicinity map, site plan, landscape plan, first and second story floor plans and the elevations. The memory care unit was confined to the first floor, with the second story for the assisted living quarters. There would be two garden areas with one completely enclosed for the secured memory care unit. Staff recommended approval. He indicated that the applicant was available for questions.

Applicant Michel Augsburger, CEO of Chancellor Health Care of Windsor, CA addressed the Commission and indicated that the project architects with Urban Architects of Irvine were also present. Mr. Augsburger stated that Chancellor Health Care has been the operator of Linda Valley Care Center which is the skilled nursing facility at Linda Valley Villa since 1993 until 2008 when they purchased the facility in conjunction with Health Care Real Estate Investment Trust, who would be providing the financing for the proposed project. The facility would accommodate both assisted living and secured unit for those suffering from Alzheimer's and related dementia; will be a stand-alone building, with its own kitchen but units would not have individual kitchens; when fully occupied would employ about 30 new full time employees.

Commissioner Rojas asked about any connection/relationship/activities with the existing facility?

Mr. Augsburger responded that the buildings were completely independent, both from an operational and investment perspective.

Discussion ensued among Commissioners regarding the main entrance and parking – it was not well defined nor visible from the street; far from parking, especially for those coming in for first time with a potential elderly resident and the heat/weather concerns – suggested perhaps a minimum of 4 parallel parking adjacent to the main entrance; a secondary entrance; for this proposed project to be a top notch facility issues regarding the main entrance and parking need to be addressed.

Mr. Augsburger and Ms. Jamie Knollmiller, Urban Architects, responded that there is the possibility of revisions to add parallel parking adjacent to the main entrance; that the secondary entrance from the parking lot could be manned to greet residents; that they would take a look at defining the main entrance as more a place of arrival.

Commissioner Rojas asked about the gardens on the east side of the building and expressed concern regarding the size – it appeared was a bit small to accommodate all the functions and may become congested, would be nice to see a larger garden/outdoor area; have some active as well as passive spaces.

Mr. Augsburger and Ms. Knollmiller responded that the garden to the south was an enclosed/secured wandering area for the secured living residents; was approximately 1,852 sq. ft. (about 80 by 30); residents have the ability to go from indoors to outdoors and back in without being able to leave the premises; was accessible only from the secured area; was exclusively for the residents; had therapeutic uses and residents could be observed at all time; there would be sensory areas to feel and smell the gardens as well as areas to accommodate seating with benches and chairs; feel that the size of the garden is proportionate to the number of residents, was pretty common when compared to other facilities.

Commissioner Rojas expressed concerns about the long hallways and circulation, with no natural lighting and residents being better able to orient themselves when being able to look out.

Vice Chairman Uber-Zak questioned the size of the units; asked if these were fairly standard; are they individual or shared units; in the shared units is it anticipated that residents will be related or strangers; can they be private if requested; what about closet space; feel it is a tight space for two residents.

Mr. Augsburger and Ms. Knollmiller responded that the upstairs assisted living units were 400 – 550 sq. ft. and the Alzheimer's units were closer to 400 sq. ft.; are bedroom and bath, handicap accessible, with

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no cooking facilities; and were a bit larger than comparable facilities that provided approximately 180 sq. ft. of space per person in a semi-private unit. The dementia units were designed to be shared, if appropriate, and for residents, not necessarily related, to have their own space, with separate closet space. The dementia patients spend most of the day out in the activity and eating areas with the units designed to be sleeping spaces. The studio units in the assisted living are for private accommodations; with the larger one bedroom units to accommodate couples.

Discussion ensued regarding sun control on the west side of the building, acknowledged there was some landscaping, but perhaps some canopies as there is really nothing on the west side; no apparent landscaping on the south side; concern that there was no protection from the sun; no architectural interest on the west side. Question was asked regarding distance between the existing facility and the proposed facility.

Vice Chairman Uber-Zak indicated that on the south side there were trees on the VA property that would also provide some shade.

Ms. Knollmiller responded that the space between the two facilities would be about 20 feet.

Mr. Augsburger responded that the existing facility would be adjacent on the west side and he would go back and look at the landscaping and sun control concerns on the west and south sides.

Commissioner Rojas summarized his concerns as the lack of natural lighting in the corridors; lack of parking at the main entrance; the main entrance; architectural interest and sun control on the west and south elevations and larger outdoor space for exercise and recreation.

Mr. Augsburger indicated that the issues listed could be addressed. When asked about any deadlines for things as far as financing, Mr. Augsburger indicated that of course they would like to move forward soon and was agreeable to a continuation to September 7.

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Motion by Rojas, seconded by Palmieri and carried to continue the Public Hearing for General Plan Amendment (GPA) No. 11-07, Zone Change (ZC) No. 11-08, Tentative Parcel Map (TPM) 11-92 and Precise Plan of Design (PPD) No. 11-09 to the regular meeting of September 7, 2011; applicant to bring back with changes to address the issues noted above. Nichols and Palmieri absent.

PC-11-31 - APPROVAL OF MINUTES – July 20, 2011

Vice Chairman Uber-Zak thought the third paragraph on page 1 "...willingness to leave as is..." needed further clarification or rewording; amended to read "...willingness to leave the organization of the Commission as is..."

Motion by Rojas, seconded by Lenart and carried to approved the minutes of July 20, 2011 as corrected. Nichols and Palmieri absent.

REPORTS BY PLANNING COMMISSIONERS

Vice Chairman Uber-Zak commented that while changes in staff and staffing reductions due to budgetary constraints have been necessary, she felt it was in the best interest of the City and of the Planning Commission to have the planner present to answer technical questions and would like to see him present at every meeting. It was unfair to expect Director Bolowich to answer questions that were outside of his domain/scope. She also commented that the Commissioners have only been receiving small 8.5 X 11

plans and not the full size plans they used to get; with full size plans they would be better able to fully understand and evaluate a proposed project.

Commissioner Rojas concurred with Vice Chairman Uber-Zak comments and indicated that it would be helpful to have full size plans in order to better understand and evaluate a proposed project.

Deputy City Attorney Robbins responded to the concerns expressed by the Commissioners.

Richard Wiley suggested that questions could be provided to Planner Penaflorida prior to the meeting and answers could then be relayed to the Commission at the meeting.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Planner Penaflorida responded to the concerns of the Planning Commissioners and indicated they would get full size plans in the future when possible. He indicated that the next meeting will be September 7 and scheduled for that agenda are the Center Point project (neighborhood business park at Mt. View Ave. & Barton Road), the proposed two-story duplex at 25004 Court Street, Conditional Use Permit (CUP) No. 11-84 for the proposed cell tower at 26419 Barton Road, the Linda Valley Expansion project, and the development codes. He suggested that if the agenda got too busy, the development codes could be continued.

ADJOURNMENT

The meeting adjourned at 8:06 p.m.

Minutes approved at the meeting of .

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Barbara Nicholson
Deputy City Clerk

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